



**25 The Mount, Reading, Reading, RG1 5HL**  
**£900,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Stunning 6 Bedroom Detached House
- Located within sought after Conservation Area
- 2375 sq. ft. / 221 sq. m. Of Accomodation
- Established Rear Garden
- Approx. 30 Mins Walk To Town Centre (Including Train Station)
- Grade II Listed
- Charactwer Features Throughout
- Tandem Garage & Driveway
- 'No Thru Road' Situation
- Expired Palnning Consent For Extension

A rare opportunity to acquire this striking Grade II detached home located in a highly desirable Conservation Area within minutes walk of amenities and under 1.5 miles from Reading town centre and mainline Train Station. The M4 motorway is a simple commute of circa 3 miles and the Royal Berkshire Hospital and Reading University Campus are both nearby as are popular schools to include Kendrick Girls School and Reading Boys Grammar Schools. Frequent bus services in all directions operate nearby, and Cintra Park, local shops, supermarkets, pubs etc. are all within close proximity.

With strong historical connections to Huntley & Palmers, dating to the early C19. with The Mount Conservation Area Appraisal stating "23 and 25: A reflected pair of under-manager's houses. These have matching turret roofs and are particularly prominent". This attractive and spacious home exudes character and charm retaining an abundance of period features throughout both internally and externally. There is also the rare provision of an attached double length 'tandem' garage approached via a short driveway. Planning consent for a part garage conversion, single storey side/rear extension (211622/HOU & 211894/LBC) was granted in 2022 and has very recently since lapsed.

Boasting great proportions throughout, this fantastic property is approached via original feature cast iron gate with matching railings enclosing a planted frontage where the original quarry tiled part leads to the front door. A central entrance hall has stairs rising to the first floor, a rear aspect door to the garden and doors to cloakroom, reception space and a delightful kitchen/breakfast room with flagstone flooring, built in storage cupboards plus a comprehensive fitted classic 'shaker' style kitchen with marble work top surfaces and range cooker. A rear aspect door opens to the rear garden which would be access to the addition off the family room of the lapsed proposed extension which would flow nicely and enhance the existing ground floor footprint. The reception space is a delightful open plan area comprising living area with large front and rear bay windows and large arches open to dining area with original open fireplace with side aspect flanking windows, and an additional dual aspect sitting area also with an original open fireplace with side aspect flanking windows and large rear aspect window to the garden.

The stairs to the first floor pass a separate WC and continue to the central leaning where a second staircase rises to the second floor and doors lead to 4 of the 6 double bedrooms. These include a 20' (6.2m) dual aspect bedroom 1, bedroom 2 with bay window and access to a versatile dressing/laundry room (potential for en-suite subject to all necessary consents), and bedrooms 3 & 4 which include an interlinking door. There is also a contemporary bathroom with vanity unit and shower over bath.

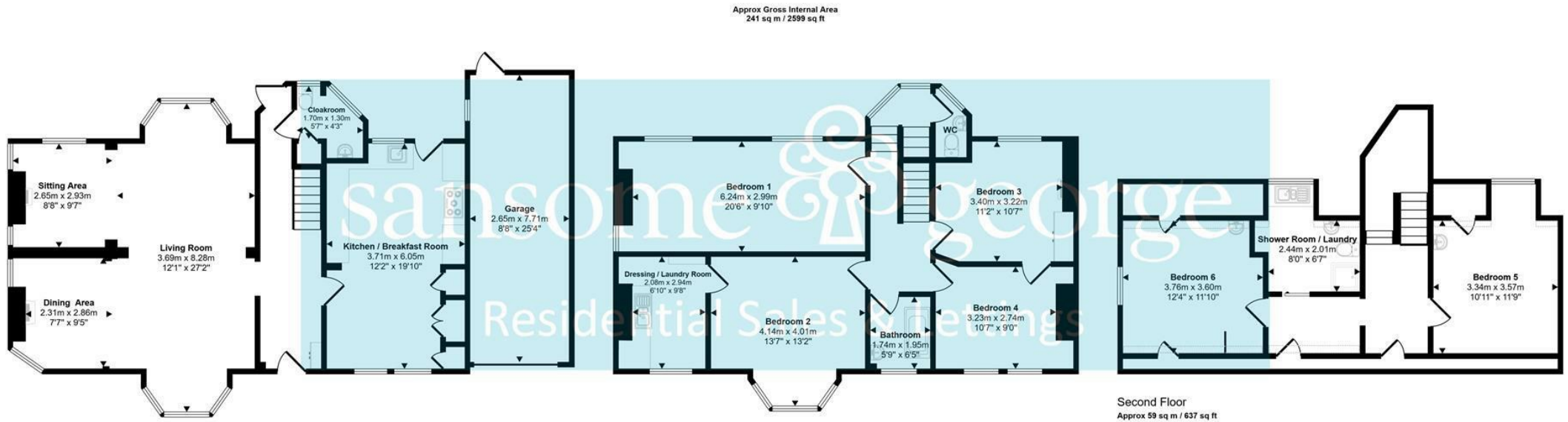
The second floor provides a further two double bedrooms, each with vanity wash basins and are also serviced by a separate shower room / laundry.

The rear garden complements the property and enjoys a good level of seclusion. A paved patio area spanning the rear of the property with three steps leading down to a lawned garden with established plants/shrubs and is enclosed by wooden fencing. A courtesy door leads to the garage plus there is also an additional brick built store/workshop and a garden shed.

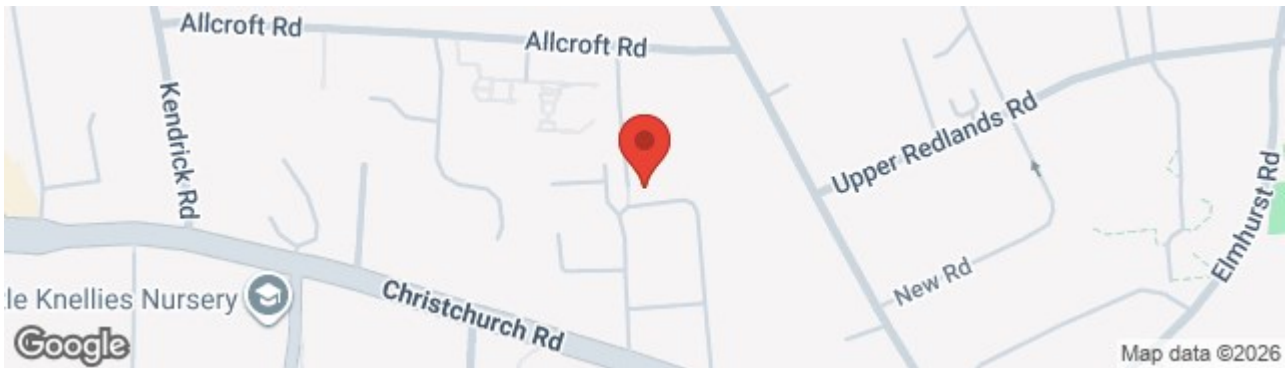
With elevated views from the rear of the first and second floors over urban rooftops and the countryside beyond, this fantastic property must be seen to be appreciated. Please contact proud sole selling agents Sansome & George to discuss this superb yet rare opportunity in more detail or to arrange a viewing at your earliest convenience as early interest is anticipated.

Reading Borough Council - Band F





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>	<b>31</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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